



**SEALED BID SALE
SALE OF REAL ESTATE
Route 288, Goochland, Virginia**

Sealed bids will be accepted by the Virginia Department of Transportation (VDOT) in the office of the State Right of Way Property Manager located at 1401 E. Broad Street, Richmond, Virginia 23219, until, but no later than, **2:00 p.m., May 6, 2010**, for the following property(ies):

Being as shown in RED on Sheets 9C, 9C(1) and 10D of the plans for Route 288, State Highway Project 0288-037-104, RW-201, and lying southeast of and adjacent to the southeast Prop. R/W & L/A Line of Route 288, from a point approximately 89 feet opposite approximate Station 13+89 (Ramp C Constr. baseline) to a point approximately 44 feet opposite approximate Station 16+36 (Ramp C Constr. baseline) containing 8.1 acres, more or less, land; and being a part of the same lands acquired from David H. Parrish, et al., by deed dated August 20, 1998, recorded in Deed Book 390, Page 266; and from Charles E. Puffenbarger, et al., by deed dated August 10, 1998, recorded in Deed Book 389, Page 497; and from Rosalind P. Cothran (formerly known as Rosalind P. Hester) divorced and Charles E. Puffenbarger, et al., by deed dated August 20, 1998, recorded in Deed Book 390, Page 269; and from Elmore C. Timmons, Jr. et al., by deed dated August 15, 1998, recorded in Deed Book 390, Page 263, in the office of the Clerk of the Circuit Court of the County of Goochland, Virginia.

The value placed on these parcels are as follows:

Individually

Parcel 056	\$110,000
Parcels 017, 055, & 018	\$185,000

Combined

Parcels 056, 017, 055 & 018 - all parcels combined as one.	\$278,000
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1. Bids must be submitted in the manner prescribed in the "Instruction to Bidders" available from VDOT, accompanied by a certified check, cashier's check or money order in the amount of 10% of the bid as a deposit. The successful bidder's deposit will be applied toward the purchase price. All others will be returned. Closing shall occur within 30 days after approval of the sale.
2. Acceptance of the bid(s) and conveyance of the property(ies) is subject to the approval of the Commissioner of VDOT, or his designee. VDOT shall, at its discretion, accept the bid(s), whether individual or combined, which is most monetarily beneficial to and in the best interest of the Commonwealth. The right is reserved to reject any and all bids.
3. Employees of VDOT, their immediate families or any person employed with the valuation and/or acquisition of this property are ineligible to bid.
4. The property is being sold "as is" with conveyance by deed without warranty.
5. Bid Opening will occur at **2:00 p.m. on Thursday, May 6, 2010.**
6. For further information and proposals, contact VDOT at the above address or call Elaine Zembruski at (804) 786-1729 or Elaine.Zembruski@Virginia.VDOT.gov.

All bids must be submitted on the Bid Proposal Form by 2:00 p.m., Thursday, May 6, 2010, for consideration.

BID PROPOSAL FORM SEALED BID SALE DATED May 6, 2010.

Melissa L. Corder
State Right of Way Property Manager
Virginia Department of Transportation
1401 E. Broad Street
Richmond, Virginia 23219

The undersigned, as bidder, hereby requests to place bid(s) on the following property(ies):
(Please check the appropriate box(es)).

Individually

- ☐ Parcel 056
- ☐ Parcels 017, 055 & 018

Combined

- ☐ Parcels 056, 017, 055 & 018 - all parcels combined as one.

The undersigned, as bidder, hereby declares that he/she has examined the Instruction to Bidders for Sealed Bid Sale, dated May 6, 2010, and that he/she has inspected the property(ies) and agrees to accept it/them "as is" without warranty by the Seller as to its/their condition, value or usefulness for any purpose(s), except as may be specified in the Instruction to Bidders for Sealed Bid dated May 6, 2010.

The undersigned hereby agrees to purchase the property(ies) located in the County of Goochland, Virginia, upon the terms and conditions stated in the Instruction to Bidders for Sealed Bid Sale, dated May 6, 2010, for the sum(s) of:
(Please check the appropriate box(es)).

Individually

- ☐ Parcel 056 being approximately 2 acres for the sum of
\$ _____
- ☐ Parcels 017, 055 & 018 being approximately 6.12 acres for the sum of
\$ _____

Combined

- ☐ Parcels 056, 017, 055 & 018 being approximately 8.12 acres for the sum of
\$ _____

Acceptance of the bid(s) and conveyance of the property(ies) is subject to the approval of the Commissioner of VDOT, or his designee. VDOT shall, at its discretion, accept the bid(s), whether individual or combined, which is most monetarily beneficial to and in the best interest of the Commonwealth. The right is reserved to reject any and all bids.

The property is being sold "as is" with conveyance by deed without warranty.

A cashier's check, certified check or money order made payable to the **TREASURER OF VIRGINIA, VIRGINIA DEPARTMENT OF TRANSPORTATION**, for the sum of

\$_____, which is 10% of the above bid(s), is attached and will be applied to the purchase price(s) if the undersigned is the successful bidder.

The undersigned further agrees, upon written acceptance of this/these bid(s) and within the specified time, that he/she will pay the balance of the purchase price upon delivery of the deed. Should the successful bidder fail to pay the balance of the purchase price, the sale will be declared void by the Virginia Department of Transportation and the bid deposit will be forfeited and retained as liquidated damages and not as a penalty. The next highest bidder may be notified and offered the property.

Assignments of this form will not be permitted without the expressed written consent of the Virginia Department of Transportation.

By: _____
Title: _____
Firm (if applicable): _____
Address: _____
Telephone: _____
Date: _____

NOTE: Face of envelope must bear the words "SEALED BID SALE, Dated MAY 6, 2010".

INSTRUCTIONS TO BIDDERS SEALED BID SALE DATED MAY 6, 2010

1. The Virginia Department of Transportation (VDOT) is authorized to sell certain lands that are not needed for VDOT's purposes. These properties, located in the County of Goochland, Virginia, fronts on Sweetback Lane and are identified in red on attached plan sheets 9C, 9C(1), and 10D as follows:

Parcels 056, 017, 055 & 018

2. VDOT invites bids for the purchase of these properties on the attached Bid Proposal Form either separately or combined. **Bids will be accepted until 2:00 p.m., Thursday, May 6, 2010.**
3. Bids and deposits shall be enclosed in two (2) envelopes (outer and inner) each of which shall be sealed and the inner envelope clearly labeled "Sealed Bid Sale, dated May 6, 2010." The outer envelope shall be addressed as follows:

Elaine Zembruski
Right of Way Property Management
Virginia Department of Transportation
1401 E. Broad Street
Richmond, Virginia 23219

Sealed bids may be delivered to the above address by mail or any other method chosen by Bidder (Buyer) at Buyer's expense. The risk of late delivery or misdelivery shall be upon the Buyer. Buyers are invited to attend the bid opening.

4. A cashier's check, certified check or money order made payable to ***TREASURER OF VIRGINIA, VIRGINIA DEPARTMENT OF TRANSPORTATION***, in the amount equal to 10% of the bid must accompany all bids. This amount will be applied against the purchase price of the successful Buyer and will be refunded within ten (10) days to all other Buyers. In the event of default on the part of the Buyer, the bid deposit shall be forfeited and retained by VDOT as liquidated damages. **No bid received after 2:00 p.m., Thursday, May 6, 2010, will be considered.** No bid will be considered unless it is accompanied by the required deposit.
5. In the event identical acceptable high bids are received, a drawing will be held to determine the successful Buyer.
6. Acceptance of the bid(s) and conveyance of the property(ies) is subject to the approval of the Commissioner of VDOT, or his designee. VDOT shall, at its discretion, accept the bid(s), whether individual or combined, which is most monetarily beneficial to and in the best interest of the Commonwealth. The right is reserved to reject any and all bids.
7. The property is being sold "as is" with conveyance by quitclaim deed. Notification will be given the Buyer when the deed is ready for delivery and balance of payment is due.
8. It shall be responsibility of VDOT to have the deed properly recorded. It is the responsibility of the Buyer to pay recordation fees and taxes normally paid by a purchaser, as well as all other costs incurred by the Buyer in connection with the conveyance.

9. Bids must be signed and will be accepted only on the form provided. The Bid Form, along with the Instructions to Bidders, shall be construed to be the contract of sale with the successful Buyer. Failure to submit a bid on the attached form; the making of any modification, addition or amendment to the form or its conditions; or the submission of any terms or conditions other than those contained in the Invitation to Bid, shall be grounds for rejection of the bids. Bids must be for a fixed and certain sum of the lawful money of the United States of America. Any offer not for a fixed and certain sum of such money, including but not limited to any offer of goods, services, real property, securities, money of another nation, or any other thing, in whole or in part, shall invalidate the bid.
10. The right is reserved to reject any and all bids if, at the discretion of VDOT, they are found not to be in the best interest of the Commonwealth.
11. ALL INFORMATION RELATING TO THE PROPERTY IS PROVIDED TO THE BEST KNOWLEDGE AND BELIEF OF VDOT. HOWEVER, IT IS THE RESPONSIBILITY OF THE BUYER TO VERIFY ALL INFORMATION PROVIDED.

NOTE: The following documents are enclosed as part of this Request for Proposal:

Bid Proposal Form
Instructions to Bidders
Property Description
Fact Sheet
Plat/Plan Sheet(s) of Property

For further information, contact: Elaine Zembruski
Virginia Department of Transportation
Right of Way Property Management
Richmond, Virginia 23219
Telephone: (804) 786-1729
Elaine.Zembruski@Virginia.VDOT.gov

SEALED BID SALE DATED MAY 6, 2010

PROPERTY DESCRIPTION

That certain parcel of land and improvements located in the County of Goochland, Virginia, fronting on Sweetback Lane known as:

Individually

Parcel 056 being approximately 2 acres.

Parcels 017, 055 & 018 being approximately 6.12 acres.

Combined

Parcel 056, 017, 055 & 018 being approximately 8.12 acres.

and being more specifically described as follows:

Being as shown in RED on Sheets 9C, 9C1 and 10D of the plans for Route 288, State Highway Project 0288-037-104, RW-201, and lying southeast of and adjacent to the southeast Prop. R/W & L/A Line of Route 288, from a point approximately 89 feet opposite approximate Station 13+89 (Ramp C Constr. baseline) to a point approximately 44 feet opposite approximate Station 16+36 (Ramp C Constr. baseline) containing 8.1 acres, more or less, land; and being a part of the same lands acquired from David H. Parrish, et al., by deed dated August 20, 1998, recorded in Deed Book 390, Page 266; and from Charles E. Puffenbarger, et al., by deed dated August 10, 1998, recorded in Deed Book 389, Page 497; and from Rosalind P. Cothran (formerly known as Rosalind P. Hester) divorced and Charles E. Puggenbarger, et al., by deed dated August 20, 1998, recorded in Deed Book 390, Page 269; and from Elmore C. Timmons, Jr. et al., by deed dated August 15, 1998, recorded in Deed Book 390, Page 263, in the office of the Clerk of the Circuit Court of the County of Goochland, Virginia.

FACT SHEET
SEALED BID DATED MAY 6, 2010

LOCATION:

Sweetback Lane at Route 288 in Goochland County.

ACREAGE:

Individually

Parcel 056 being approximately 2 acres.

Parcels 017, 055 & 018 being approximately 6.12 acres.

Combined

Parcels 056, 017, 055 & 018 being approximately 8.12 acres.

IMPROVEMENTS:

Parcel 056 - 1-1/2 story Cape Code residential dwelling in poor condition. Asbestos inspection dated September 10, 1999, reports no asbestos.

DESCRIPTION:

Those certain parcels of land located in the County of Goochland fronting Sweetback Lane, described as follows:

Individually

Parcel 056 being approximately 2 acres.

Parcels 017, 055 & 018 being approximately 8.12 acres.

Combined

Parcels 056, 017, 055 & 018 being approximately 8.12 acres.

The 100 year flood plain limits have not been designated by the Federal Insurance Administrator for this property.

Route 288 has been designated a Limited Access Highway. No right of access, light or air will be conveyed.

Soil Evaluation for Drainfield Suitability report available upon request.

UTILITIES AVAILABLE:

To be verified by bidder(s) and/or purchaser(s).

PARKING AVAILABLE:

Available.

EASEMENTS AND ENCUMBRANCES:

Access is provided via a 50 foot right of way that extends to the service road, Sweetback Lane, that connects to Pagebrook Drive.

Utility Easement to Virginia Power.

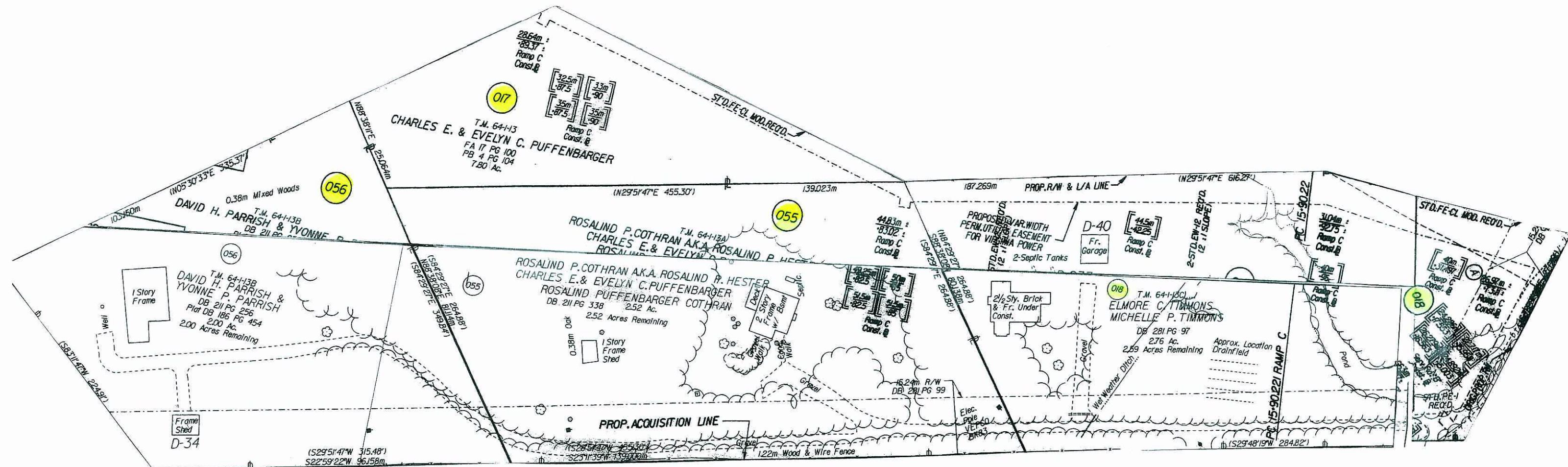
Subject to any right, privilege, or easement encumbering the herein described land, whether located above, upon, or under the surface, either presently in use or of record.

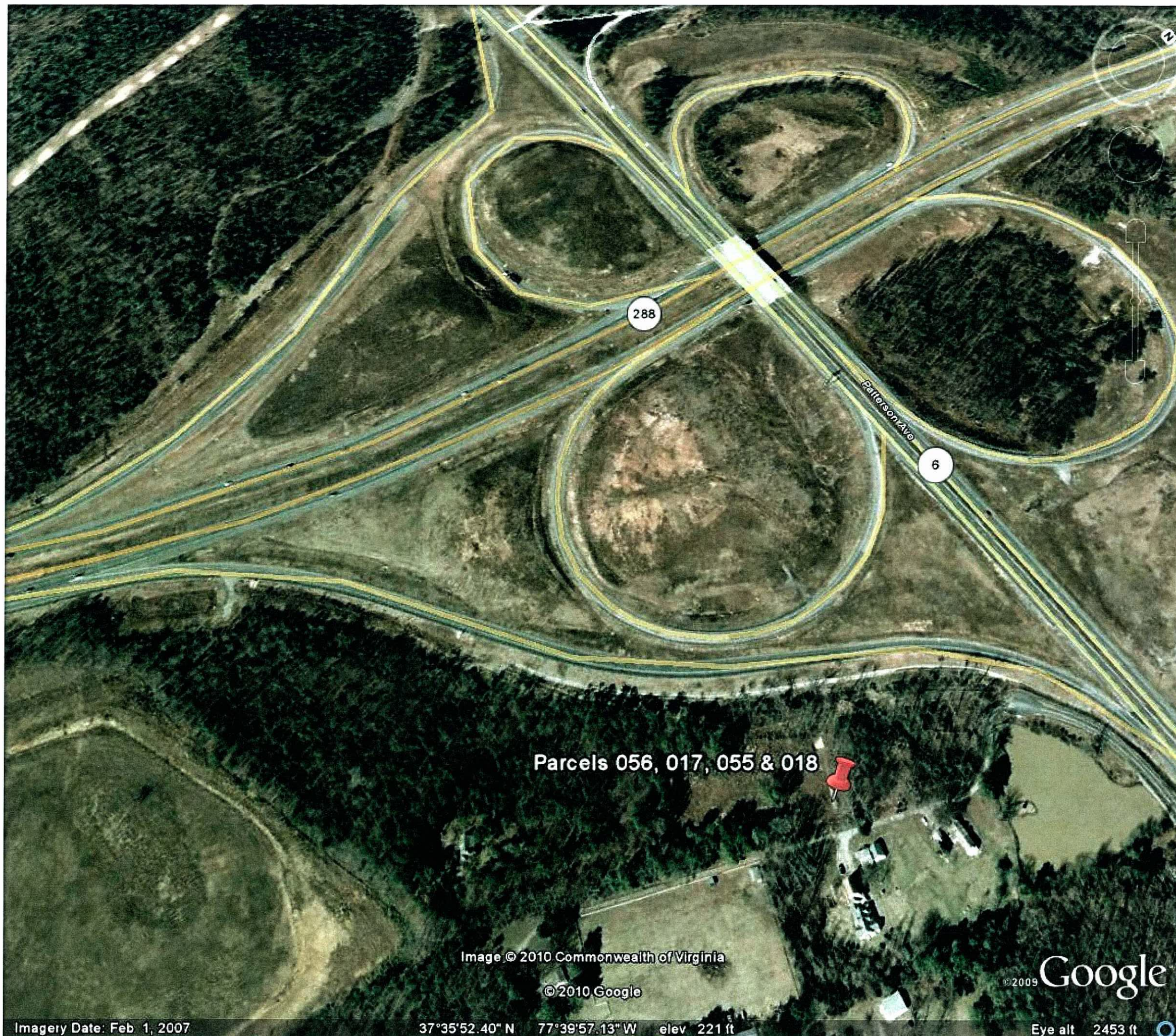
ZONING:

A-2. Zoning to be verified by bidder(s) and/or purchaser(s).

TAX MAP ID#:

None





Parcels 056, 017, 055 & 018

Image © 2010 Commonwealth of Virginia

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Imagery Date: Feb 1, 2007

37°35'52.40" N 77°39'57.13" W elev 221 ft

Eye alt 2453 ft